| 128.0 | 0002 | 0031.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,002,200 / 1,002,200 |
| | | | | | USE VALUE: | 1,002,200 / 1,002,200 |
| | | | | | ASSESSED: | 1,002,200 / 1,002,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 20 | -22 | SCHOOL ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ZOTOS MENELAOS/ETAL |
| Owner 2: | ZOTOS ELIZABETH |
| Owner 3: | |
| Street 1: | 18 SPRUCE HILL RD |
| Street 2: | |
| Twn/City: | BURLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 01803 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2861 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5962.000 | 518,000 | 5,100 | 479,100 | 1,002,200 |
| Total Card | 0.137 | 518,000 | 5,100 | 479,100 | 1,002,200 |
| Total Parcel | 0.137 | 518,000 | 5,100 | 479,100 | 1,002,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.30 /Parcel: 350.30

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 82984
GIS Ref:
GIS Ref:
Insp Date: 04/18/18

## PREVIOUS ASSESSMENT

Parcel ID: 128.0-0002-0031.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 518,000 | 5100 | 5,962. | 479,100 | 1,002,200 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 493,800 | 5100 | 5,962. | 479,100 | 978,000 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 493,800 | 5100 | 5,962. | 479,100 | 978,000 | 978,000 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 378,600 | 5100 | 5,962. | 449,100 | 832,800 | 832,800 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 378,600 | 5100 | 5,962. | 371,300 | 755,000 | 755,000 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 354,300 | 5100 | 5,962. | 341,400 | 700,800 | 700,800 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 354,300 | 5100 | 5,962. | 311,400 | 670,800 | 670,800 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 314,400 | 5100 | 5,962. | 305,400 | 624,900 | 624,900 | Year End Roll | 12/11/2014 |

!10018!

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 09:58:04 |

## LAST REV

| Date | Time |
|---|---|
| 04/24/18 | 09:16:29 |
| ekelly | |

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10018

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ROCZYNSKI RICHA | 25107-32 | | 1/5/1995 | | 230,000 | No | No | Y | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 82984 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/18/2018 | MEAS&NOTICE | CC | Chris C |
| 10/31/2008 | Meas/Inspect | 163 | PATRIOT |
| 12/1/1999 | Meas/Inspect | 243 | PATRIOT |
| 1/1/1982 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5962 | | Sq. Ft. | Site | | 0 | 80. | 1.00 | 9 | | | | | | | | | 479,087 | | | | | | 479,100 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.13687 | Total SF/SM: | 5962 | Parcel LUC: | 104 | Two Family | Prime NB Desc | Brackett | Total: | 479,087 | Spl Credit | | Total: | 479,100 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | 50 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.01700449 |
| Const Adj.: | 0.99980003 |
| Adj $ / SQ: | 183.024 |
| Other Features: | 108002 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 703767 |
| Depreciation: | 185794 |
| Depreciated Total: | 517972 |

## COMMENTS

NO ATTIC.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

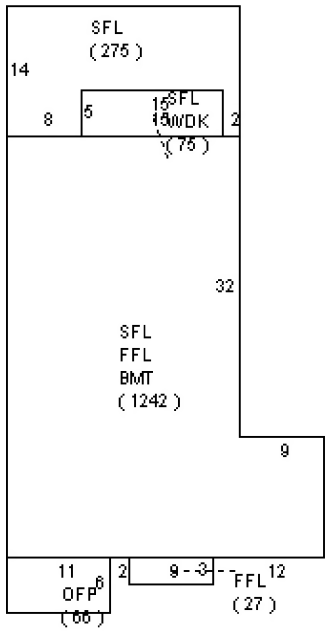
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 183.02 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 122.05 |
| Final Total: | 518000 | Val/Su SzAd | 181.06 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,592 | 183.020 | 291,375 |
| FFL | First Floor | 1,269 | 183.020 | 232,258 |
| BMT | Basement | 1,242 | 54.910 | 68,195 |
| WDK | Deck | 75 | 16.000 | 1,200 |
| OFP | Open Porch | 66 | 41.490 | 2,738 |

| Net Sketched Area: | 4,244 | Total: | 595,766 |
|---|---|---|---|
| Size Ad | 2861 | Gross Area | 4244 | FinArea | 2861 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X20 | A | AV | 1926 | 21.25 | T | 40 | 104 | | | 5,100 | | | 5,100 |

| More: | N | Total Yard Items: | 5,100 | Total Special Featues: | | Total: | 5,100 |
|---|---|---|---|---|---|---|---|

## PARCEL ID

128.0-0002-0031.0

## IMAGE

AssessPro Patriot Properties, Inc